



Mountford House Crescent Road, Enfield, EN2 7BL

£675,000



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We welcome to market a truly special three double bedroom upper first floor apartment within a beautifully set gated development. Benefitting from a 20' x 17' south facing aspect lounge with a balcony, a 23' kitchen/diner, a secondary balcony to bedroom three/study, an en-suite to main bedroom, share of freehold, an allocated sheltered parking space, and additional visitor parking spaces. The development has a magnificent communal garden with flowerbeds' surrounding. A stunning and spacious property all around!

Located on one of enfields premium roads and only just 0.4 miles from Enfield Chase train station and high street with an array of shops, bus depo, Tesco express and Waitrose. Enfield Town centre is just a further 0.3 miles.



Entrance Hallway

Via communal hallway, laminate wood floor, radiators x2, airing cupboard, storage/cloak cupboard, video entryphone system, doors to:

Lounge 20'10" x 17'1" (6.35m x 5.21m)

Double glazed sliding patio doors x2 leading to south facing balcony, radiators x2, carpet, double door leading to kitchen.

Kitchen/Diner 23'1" x 9'10" (7.04m x 3.00m)

Wall and base units with rolled worktop surfaces, inset sink drainer with mixer tap, integrated single oven, four ring gas hob, extractor above, integrated dishwasher, fridge freezer, washing machine, tiled floor, part tiled walls, double glazed window to front aspect, double doors leading to lounge.

Bedroom One 13'1" x 11'10" (3.99m x 3.61m)

Double glazed window to side aspect, radiator, fitted wardrobes, carpet, door leading to en-suite.

En Suite

Frosted double glazed window to rear aspect, single shower cubicle with mixer tap and shower over, low level w/c, pedestal hand wash basin with mixer tap, heated towel rail, extractor, tiled walls and floor.

Bedroom Two/Study 12'1" x 10'1" (3.68m x 3.07m)

Double glazed sliding patio door to side aspect overlooking communal garden, laminate wood flooring, radiator, coving.

Bedroom Three 14'11" x 12'10" (4.55m x 3.91m)

Double glazed window to side aspect, radiator, coving, fitted wardrobes, carpet.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, vanity unit with mixer tap, enclosed low level wc, tiled floor, heated towel rail, tiled walls and floor.

Communal garden

Mainly laid to lawn, surrounded by flower beds and trees.

Parking

Underground secure parking allocated space for one car.

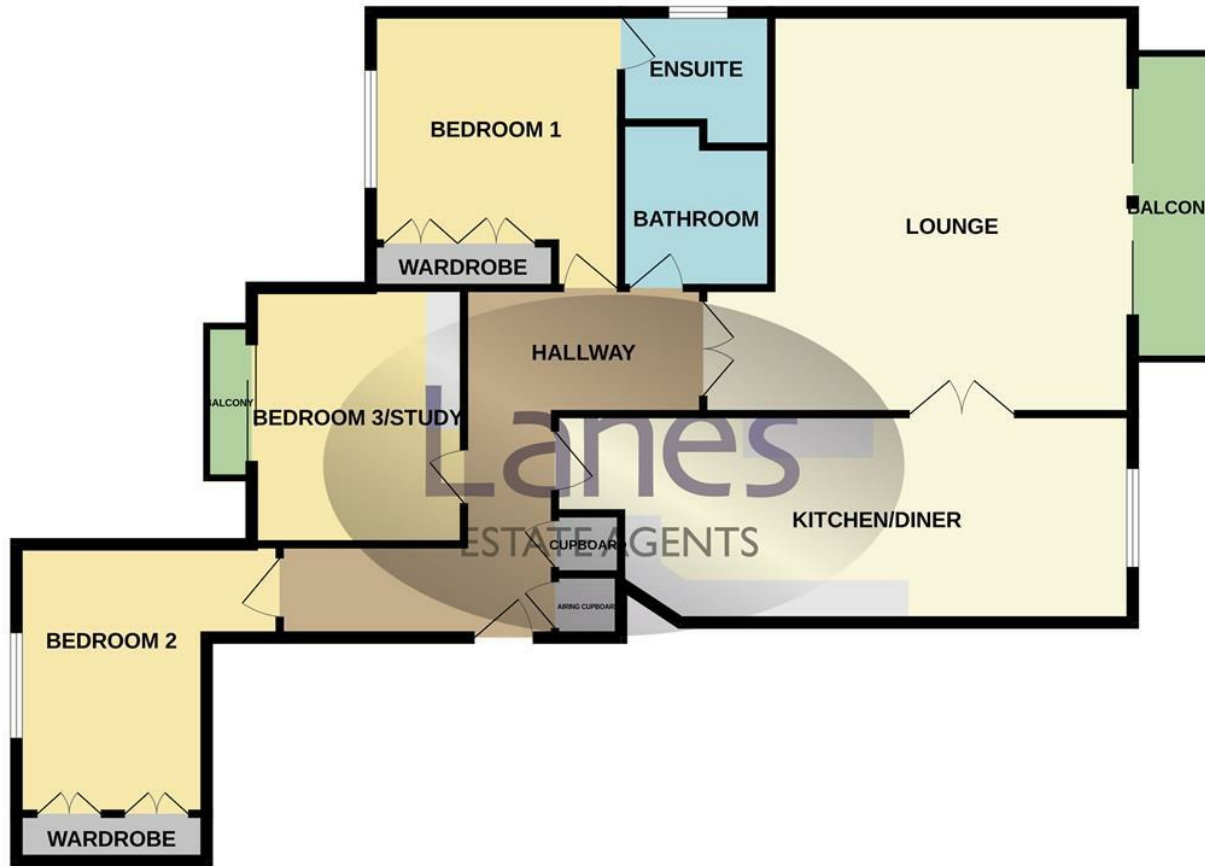
Reference lanes property agents (lanes property agents)

ET5136/PB/AX/PB/290224





FIRST FLOOR
1350 sq.ft. (125.4 sq.m.) approx.

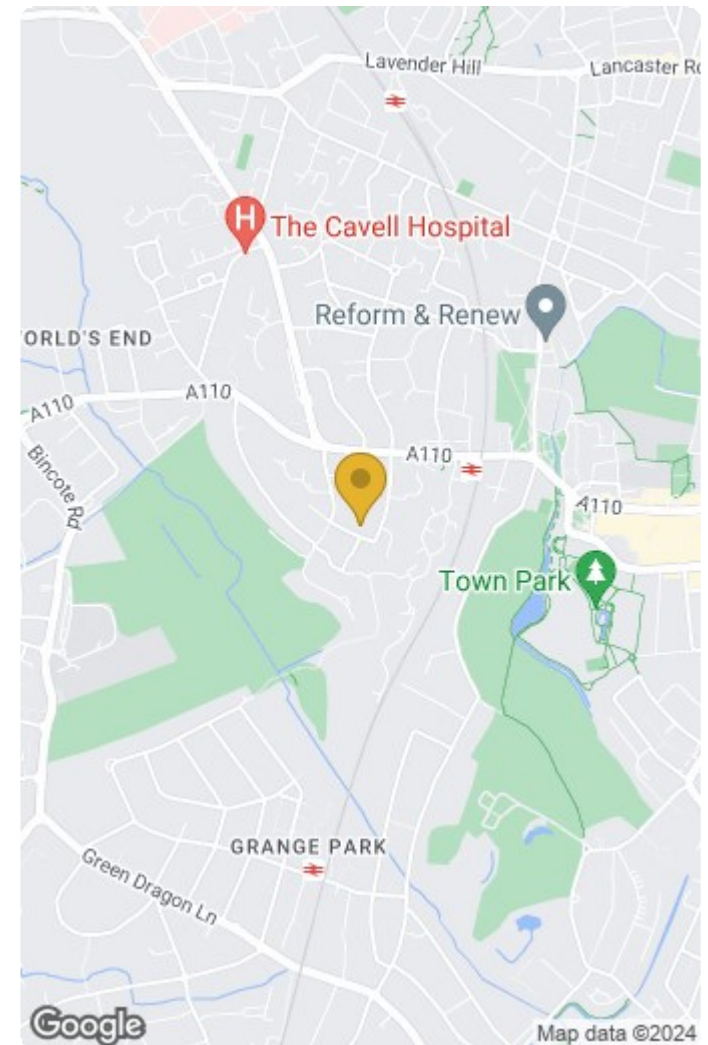


TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
England & Wales		EU Directive 2002/91/EC	